

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
S/S Hidden Glen Drive, 688 ft.	* ZONING COMMISSIONER
E of Green Spring Avenue	
2307 Hidden Glen Drive	* OF BALTIMORE COUNTY
8th Election District	
3rd Councilmanic District	* Case No. 96-49-A
Jerome Goodman, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jerome Goodman and Sonya Goodman, his wife, for that property known as 2307 Hidden Glen Drive in the Owings Mills section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 40 ft., in lieu of the minimum required 50 ft., to legitimize an existing addition, in an R.C.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 40 ft. in lieu of the minimum required 50 ft., to legitimize an existing addition, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 9/14/95
By M. G. G. G.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. and Mrs. Jerome Goodman
2307 Hidden Glen Drive
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 96-49-A
Property: 2307 Hidden Glen Drive

Dear Mr. and Mrs. Goodman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

96-49-A

to the Zoning Commissioner of Baltimore County

for the property located at 2307 HIDDEN GLEN DRIVE
which is presently zoned RC.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A 0 4 . 3 B . 3

TO ALLOW A SIDE YARD SETBACK OF 40 FEET IN LIEU OF MINIMUM REQUIRED 50 FEET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

EXISTING ADDITION BY PROPERTY OWNER,
MISCALCULATED SIDE YARD DISTANCE, ONLY
SIDE PRACTICAL.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Sonya Goodman
(Type or Print Name)

Sonya Goodman
Signature

Jerome Goodman
(Type or Print Name)

Jerome Goodman
Signature

2307 HIDDEN GLEN DR. 252-7018
Address Phone No.

OWINGS MILLS, MD. 21117
City State Zipcode
Name, Address and phone number of representative to be contacted

HERBERT MALMUD, H. MALMUD & ASSOC. INC.
Name
100 CHURCH LANE 653-9511
Address Phone No.
21208

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: Jon

DATE: 8-9-95

ESTIMATED POSTING DATE: 8-13-95



Printed with Soybean Ink
on Recycled Paper

ITEM #:

#29

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2307 HIDDEN GLEN DRIVE
address
OWINGS MILLS, MD. 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

EXISTING ADDITION BY PROPERTY OWNER,
MIS CALCULATED SIDE YARD DISTANCE, ONLY
SIDE PRATICAL.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
Jerome L. Goodman
(type or print name)



[Signature]
(signature)
Sonya Goodman
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of JULY, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SONYA GOODMAN + JEROME GOODMAN

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

July 18, 1995
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 7-24-96

H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208

TELEPHONE (410) 653-9511

96-49-A

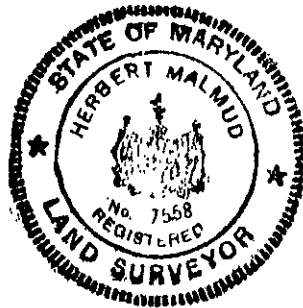
DESCRIPTION FOR ZONING PETITION
2307 HIDDEN GLEN DRIVE
BALTIMORE COUNTY, MARYLAND

Beginning for the same on the south side of Hidden Glen Drive, 50 feet wide at a point distant 688 feet easterly from the east side of Greenspring Avenue, 45 feet wide.

Being Lot # 4, on the "Plat of Amended Lot 4 Section 2 Green Valley North" as recorded in Baltimore County Plat Book 42, folio 2.

Containing 1.097 of acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE



Herbert Malmud
Registered Land Surveyor
Maryland No 7558

June 19, 1995

FILE: HiddenGlenZon DESC 27

#29.

RECEIVED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-49-A

District BBB Date of Posting 8/18/95

Posted for: Donna

Petitioner: Donna & Sonya Goodman

Location of property: 8507 Hidden Glen Drive

Location of Sign: Facing roadway on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 8/25/95

Number of Signs: 1

W. J. [Signature]

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: # 29

Petitioner: JEROME & SONYA GOODMAN

Location: 2307 HUDGEN GLEN DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JEROME & SONYA GOODMAN

ADDRESS: 2307 HUDGEN GLEN DR.

BALT. MD. 21117.

PHONE NUMBER: HERB MALINOW - 653-9511

AJ:ggs

(Revised 04/09/93)



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

NO.

Form # 29.

96-49-A

005655

SAD.

DATE 7-25-95

ACCOUNT R-OCI-6150

SOLYACEDMAN
2307 HEDENGLAND

AMOUNT \$ 85.00

RECEIVED
FROM:

010 RES. VAR.
050 SIGN.

SC
35
55

FOR:

PAID TO ORDER

01A01H0146MICHRC
BA 0610436AM08-09-95

\$85.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

COPY

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-49-A (Item 29)
2307 Hidden Glen Drive
S/S Hidden Glen Drive, 688' E of Green Spring Avenue
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Jerome and Sonya Goodman



MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Jerome Goodman
2307 Hidden Glen Drive
Owings Mills, Maryland 21117

RE: Item No.: 29
Case No.: 96-49-A
Petitioner: J. Goodman, et ux

Dear Mr. and Mrs. Goodman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 9, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a circular stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Aug. 28, 1995
Zoning Administration and Development Management

FROM: *[Signature]* Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for August 28, 1995
Item 029

The Development Plans Review Division has reviewed the subject zoning item. Please show the location of the existing well and septic system on Lot 4. Will the proposed addition interfere with their location?

RWB:sw

MICROFILMED

*OK to
Grant, addition
is existing,
not proposed,
& does not
~~interfere~~ interfere
w/ well & septic
on adjacent lot
JSS
9/1/95*

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/23/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 29, 55, 56, 57, 58, 60, 62,
63 & 64.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



RECEIVED

APR 24 1905

ZUM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 17, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. (29) 52, 55, 63, and 64.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-16-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 029 (JRA)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

10/10/95 10:00 AM

PETITION PROBLEMS

#29 --- JRA

1. Date on receipt is 7/25/95; date on petition is 8/9/95; posting date is 8/13/95; petitions on shelf for this week begin with #55. Where has this petition been??

#55 --- JJS

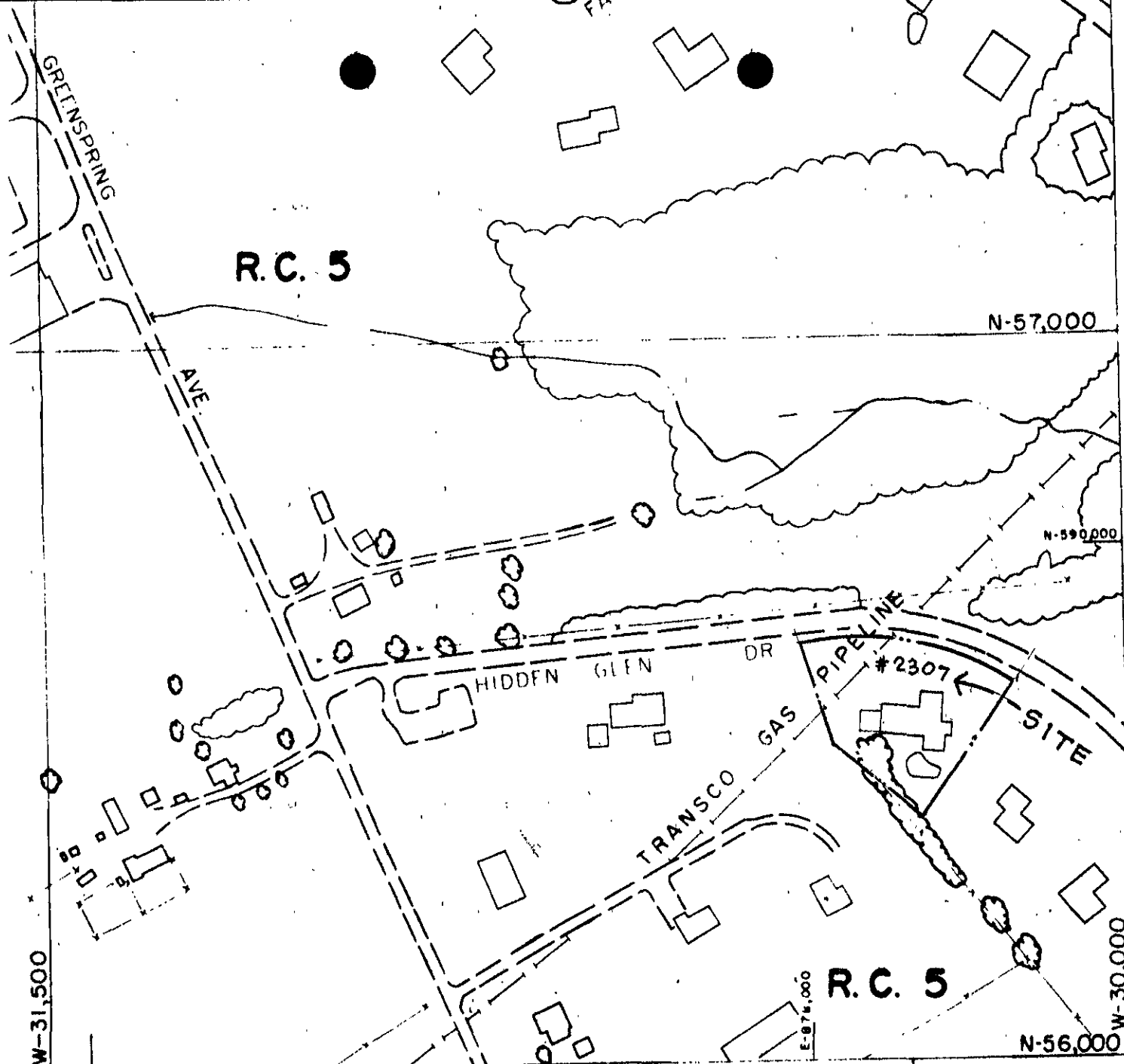
1. Zoning on petition says "D.R.-5.5"; zoning on folder says "D.R.-3.5". Which is correct?

#60 --- MJK

1. Receipt is still in file folder; was not given to petitioner/attorney.
2. No telephone number for legal owner.

#61 --- MJK

1. Receipt is still in folder; was not given to petitioner/attorney.
2. Need title of person signing for legal owner.
3. No telephone number for legal owner.



E ZONING MAP e County Council 2 -92,187-92,188-92,189-	SCALE 1" = 200' ±	LOCATION CHESTNUT RIDGE	SHEET N. W.
Howard IV y Council	DATE OF PHOTOGRAPHY JANUARY 1986	96-49-A	15 - F

MICROFILMED

Prepared by
H. MALMUD & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 653-9511

ZONING VARIANCE REQUEST
2307 HIDDEN GLEN DRIVE
COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 8
#29.

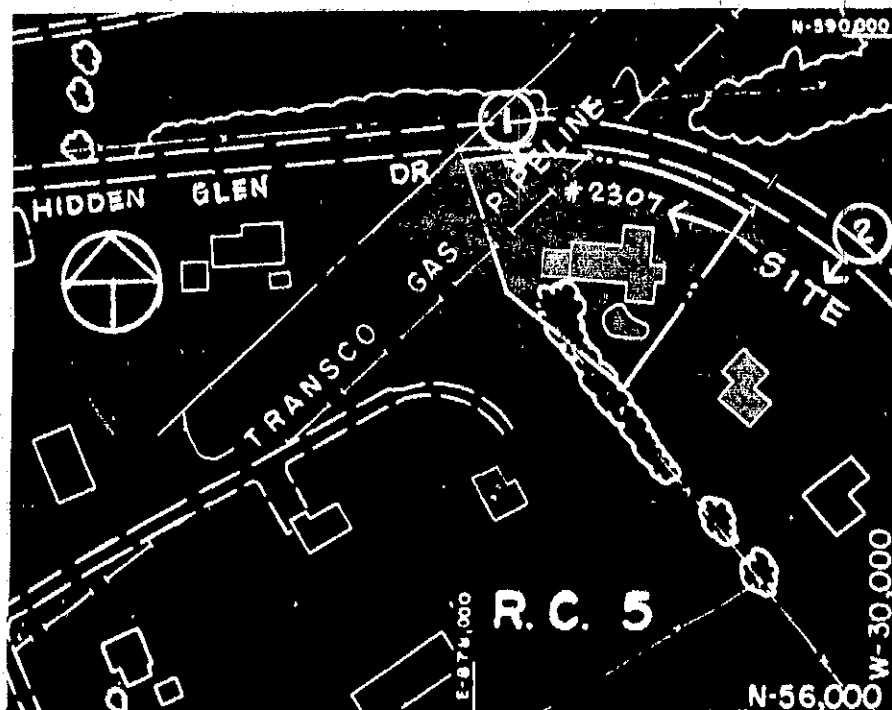


SCALE	LOCATION	SHEET
1" = 200' ±	CHESTNUT RIDGE	N.W. 15-F
DATE OF PHOTOGRAPHY JANUARY 1986	96-49-A MICROFILMED	

Prepared by
H. MALMUD & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 653-9511

ZONING VARIANCE REQUEST
2307 HIDDEN GLEN DRIVE
COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 8
#29

TRANSCONTINENTAL
GAS PIPE R/W

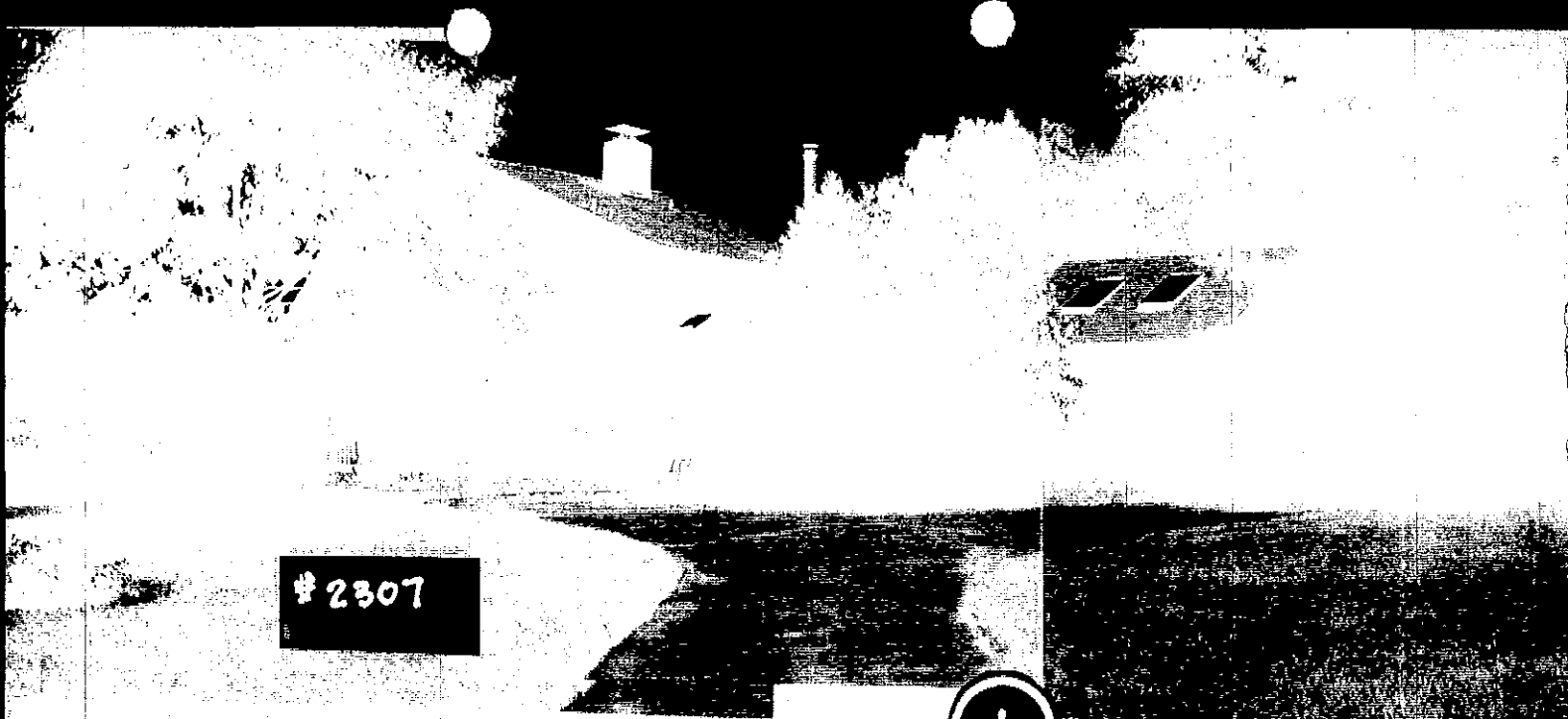


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H. MALMUD & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208
Telephone (410) 653-9511

ZONING VARIANCE REQUEST
2307 HIDDEN GLEN DRIVE
COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 8

96-49-A

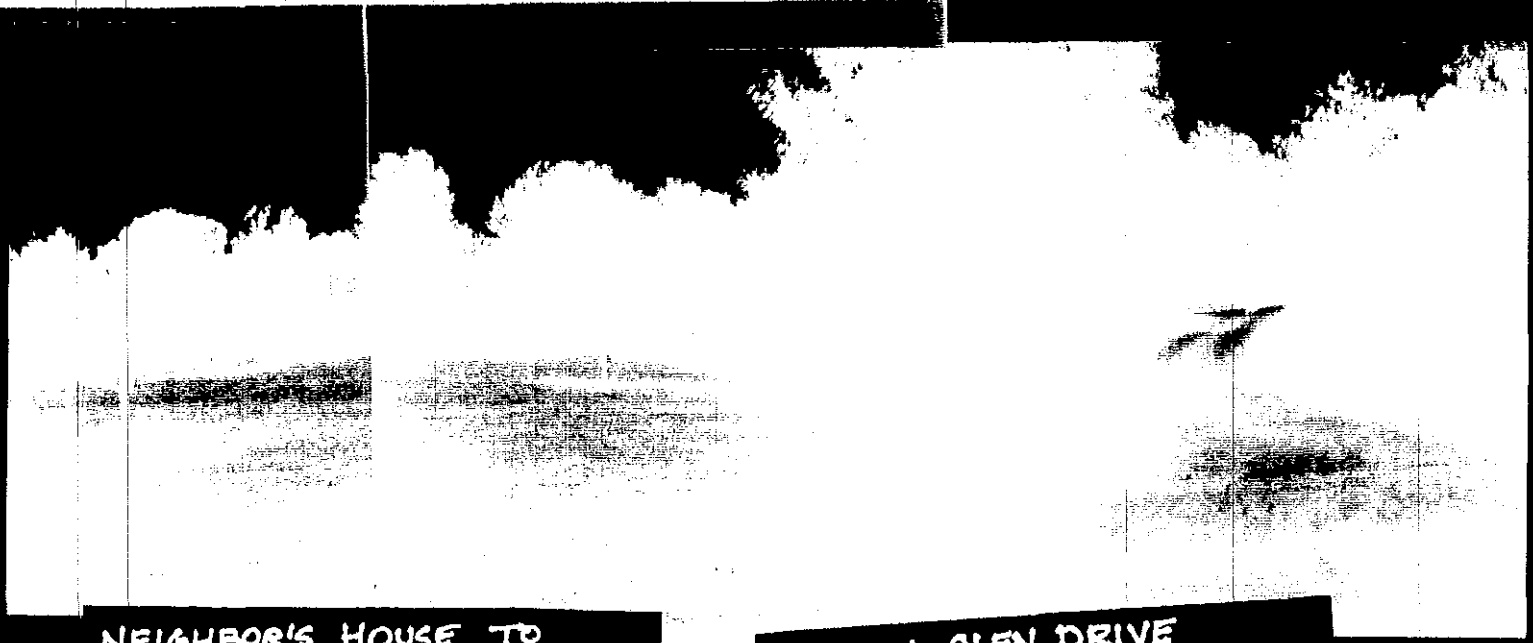
#29-



#2307

1

HIDDEN GLEN DRIVE



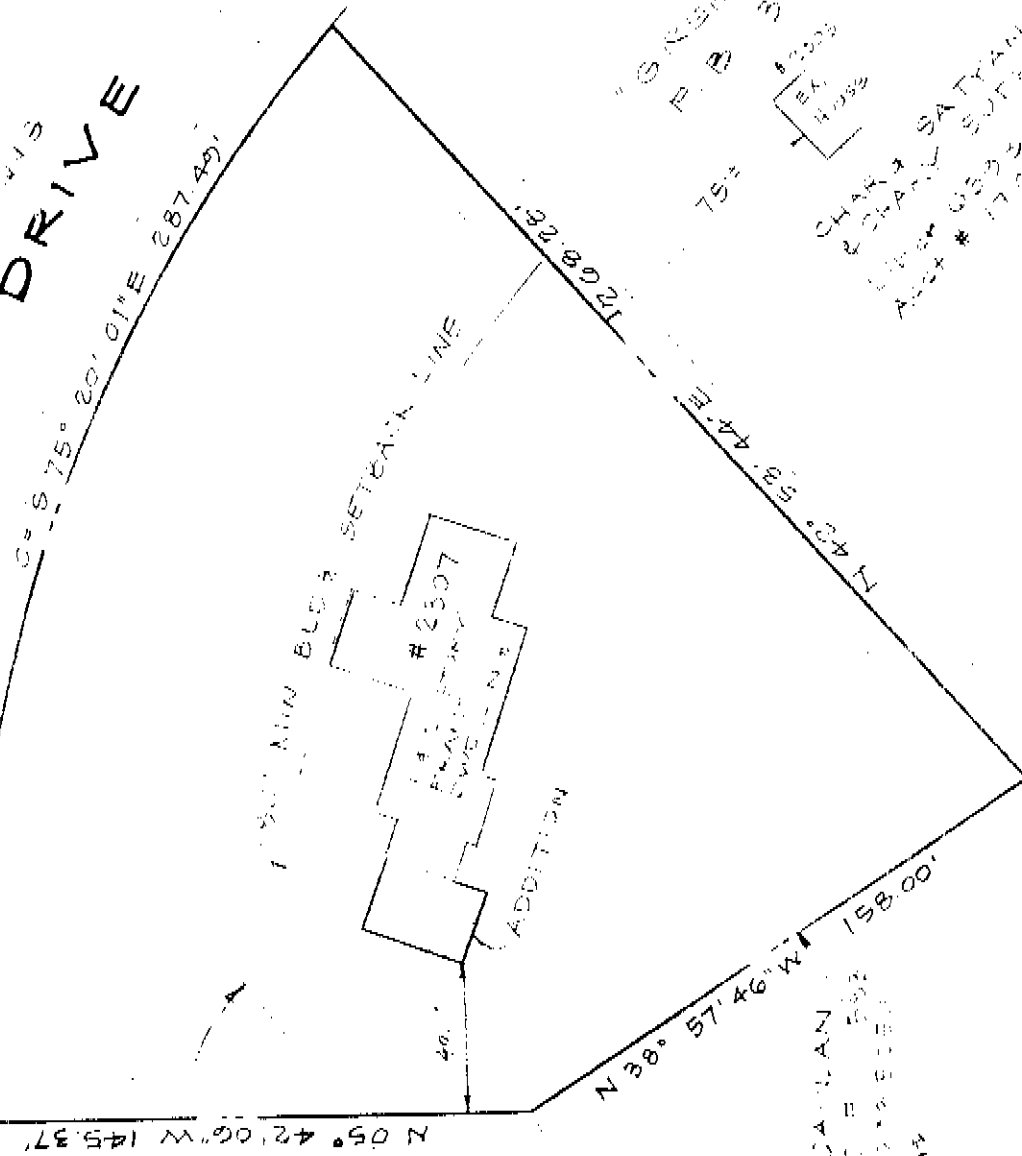
NEIGHBOR'S HOUSE TO
THE EAST

HIDDEN GLEN DRIVE

2

HIDDEN GLEN DRIVE

50' R/W



LOT 3
AMENDED PLAT OF
SECTION ONE
GREEN VALLEY
NORTH, PB 37-15
PAUL GONERK
LOT 3, WOODSTOCK
LOT 3, PARK HEIGHTS

LOT 5
GREEN VALLEY NORTH,
P.B. 33-15
1200
1400
1600
1800
2000
2200
2400
2600
2800
3000
3200
3400
3600
3800
4000
4200
4400
4600
4800
5000
5200
5400
5600
5800
6000
6200
6400
6600
6800
7000
7200
7400
7600
7800
8000
8200
8400
8600
8800
9000
9200
9400
9600
9800
10000

CHAKRA SATYAN VALLABHABHARATHU
2 CHAKRA SATYAN VALLABHABHARATHU
LOT 5, 50' R/W, LOT 5
Area # 17000008288

NOTES

1. PETITIONER: JEROME GOODMAN
PLAT REFERENCE: GREEN VALLEY NORTH, P.B. 42-2, LOT 4
TAX ACCT. # 1700008288
2. EXISTING ZONING: R.C. 5
3. EXISTING USE: RESIDENCE
4. VARIANCE REQUESTED FOR SIDE YARD OF 40 FEET IN LIEU OF
REQUIRED 50 FEET.
5. TOTAL AREA OF PROPERTY: 1.097 OF AN ACRE, +/-
6. PRIVATE WATER AND SEWER SERVES THIS SITE.
7. 200 SCALE ZONING & AERIAL PHOTO MAP N.W. 15-F
8. PRIOR ZONING HEARINGS: NONE.
9. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL
AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR
COVENANTS OF RECORD AND LAW.



96-49-A

PLAT TO ACCOMPANY REQUEST
FOR A VARIANCE
2307 HIDDEN GLEN DRIVE
ELECTION DISTRICT NO. 8
CONGRESSIONAL DISTRICT NO. 2
BALTIMORE COUNTY, MD.

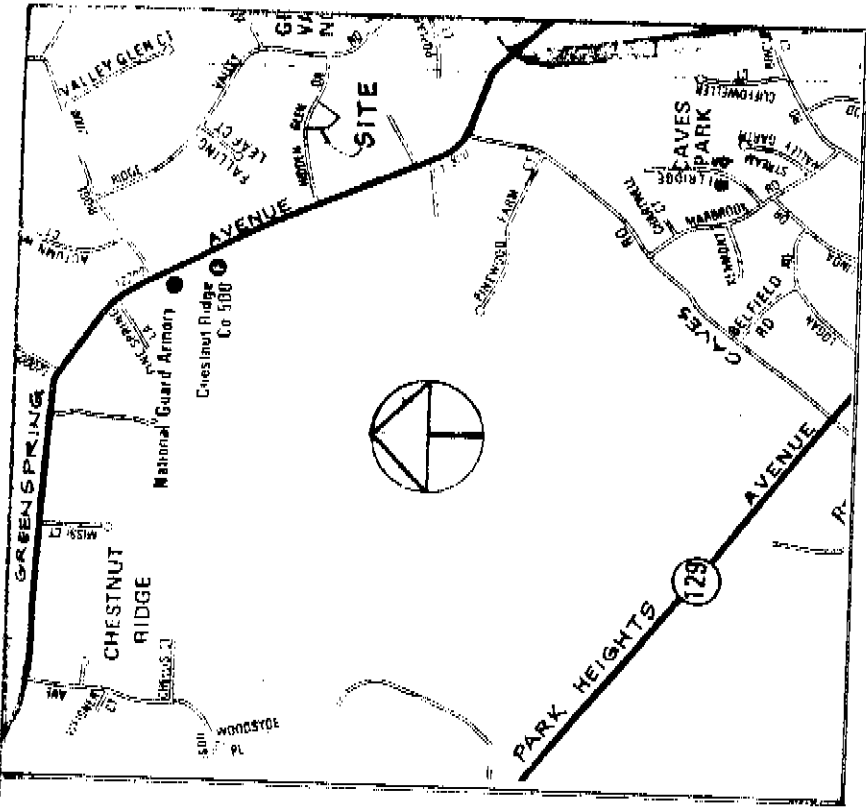
Scale: 1" = 50'

June 17, 1975

Prepared by:
H. MALMUD & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208

Telephone (410) 653-9511

#29



VICINITY MAP

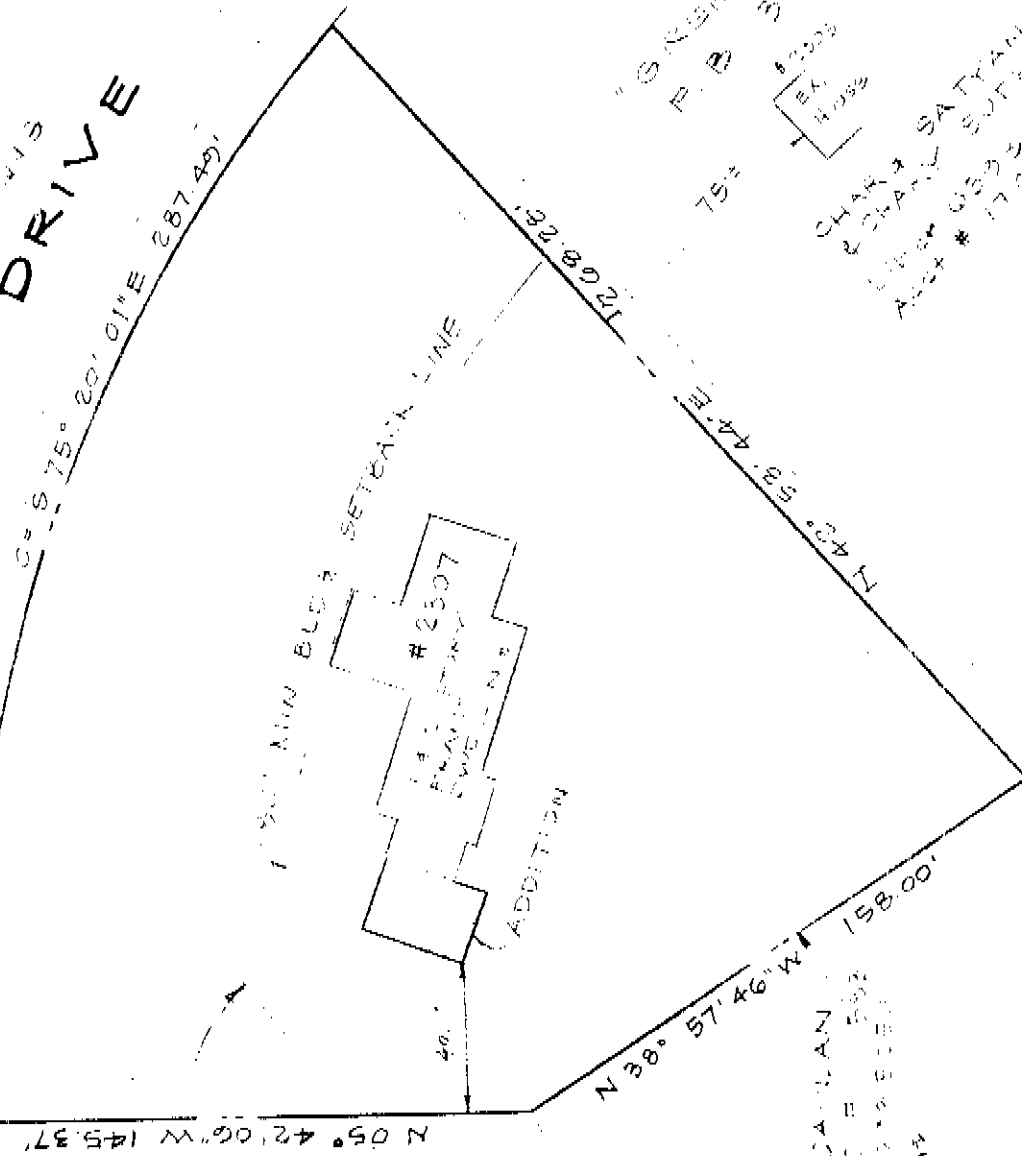
Scale: 1" = 2000'

Red No 1

RECEIVED

HIDDEN GLEN DRIVE

50' R/W



LOT 3
AMENDED PLAT OF
SECTION ONE
GREEN VALLEY
NORTH, PB 37-15
PAUL GORRICK
LOT 3, WOODSTOCK
LOT 3, PARK HEIGHTS

SECTION ONE
GREEN VALLEY
NORTH, PB 37-15

LOT 5
GREEN VALLEY NORTH,
P.B. 33-15

CHAKRA SATYAN VALLABHABHARATHU
& CHAKRA SATYAN VALLABHABHARATHU
Lot # 0533, Folio 213
Area # 1700008288

NOTES

1. PETITIONER: JEROME GOODMAN
PLAT REFERENCE: GREEN VALLEY NORTH, P.B. 42-2, LOT 4
TAX ACCT. # 1700008288

2. EXISTING ZONING: R.C. 5

3. EXISTING USE: RESIDENCE

4. VARIANCE REQUESTED FOR SIDE YARD OF 40 FEET IN LIEU OF
REQUIRED 50 FEET.

5. TOTAL AREA OF PROPERTY: 1.097 OF AN ACRE, +/-

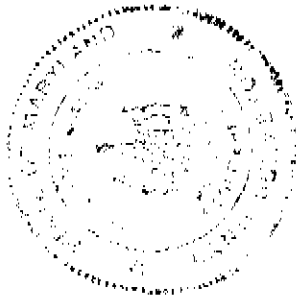
6. PRIVATE WATER AND SEWER SERVES THIS SITE.

7. 200 SCALE ZONING & AERIAL PHOTO MAP N.W. 15-F

8. PRIOR ZONING HEARINGS: NONE.

9. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL
AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR
COVENANTS OF RECORD AND LAW.



96-49-A

PLAT TO ACCOMPANY REQUEST
FOR A VARIANCE
2307 HIDDEN GLEN DRIVE
ELECTION DISTRICT NO. 8
CONGRESSIONAL DISTRICT NO. 2
BALTIMORE COUNTY, MD.

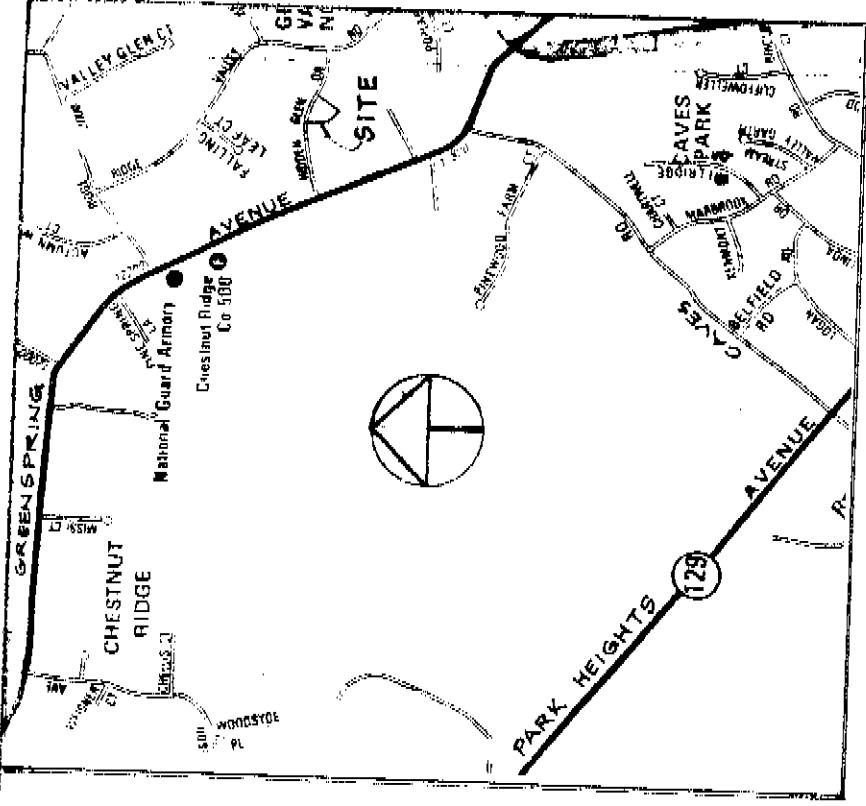
Scale: 1" = 50'

June 17, 1988

Prepared by:
H. MALMUD & ASSOCIATES, INC.
100 Church Lane
Baltimore, Maryland 21208

Telephone (410) 653-9511

#29



VICINITY MAP

Scale: 1" = 2000'

Handwritten signature

Handwritten signature

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
5/5 Hidden Glen Drive, 688 ft.
S of Green Spring Avenue
2307 Hidden Glen Drive
8th Election District
3rd Councilmanic District
Jerome Goodman, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jerome Goodman and Sonya Goodman, his wife, for that property known as 2307 Hidden Glen Drive in the Owings Mills section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 40 ft., in lieu of the minimum required 50 ft., to legitimize an existing addition, in an R.C.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.P. Furthermore, strict compliance with the B.C.Z.P. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 40 ft. in lieu of the minimum required 50 ft., to legitimize an existing addition, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. and Mrs. Jerome Goodman
2307 Hidden Glen Drive
Owings Mills, Maryland 21117

RE: Petition for Administrative Variance
Case No. 96-49-A
Property: 2307 Hidden Glen Drive

Dear Mr. and Mrs. Goodman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 2307 HIDDEN GLEN DRIVE
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 TO ALLOW A SIDE YARD SETBACK OF 40 FEET IN LIEU OF MINIMUM REQUIRED 50 FEET.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

EXISTING ADDITION BY PROPERTY OWNER,
MISCALCULATED SIDE YARD DISTANCE, ONLY
SIDE PRACTICAL.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
Type or Print Name
Signature
Address
City State Zip Code
Type or Print Name
Signature
Address
City State Zip Code
Name Address and phone number of representative to be contacted
2307 HIDDEN GLEN DR. 21208
OWINGS MILLS, MD. 21117
HERBERT MALMUD, & MALMUD & ASSOCIATES
100 CHURCH LANE 653-9511
21208

A Public Hearing having been requested and so found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11th day of September, 1995, that the subject matter of this petition be set for a public hearing, subject to the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be required.

REVIEWED BY: JMA DATE: 8-9-95
ESTIMATED POSTING DATE: 8-13-95
ITEM #: #29

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/they presently reside at 2307 HIDDEN GLEN DRIVE
OWINGS MILLS, MD. 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we have the request for an Administrative Variance at the above address, precise location or practice activity:
EXISTING ADDITION BY PROPERTY OWNER,
MISCALCULATED SIDE YARD DISTANCE, ONLY
SIDE PRACTICAL.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.
Signature of Affiant(s)
Jerome L. Goodman
Sonya Goodman

STATE OF MARYLAND, COUNTY OF BALTIMORE: to-wit:
I HEREBY CERTIFY, this 18th day of July, 1995, before me, a Notary Public of the State of Maryland, and for the County aforesaid, personally appeared
SONYA GOODMAN & JEROME GOODMAN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal
July 18, 1995

My Commission Expires: 7-24-98

H. MALMUD & ASSOCIATES, INC.
100 CHURCH LANE
BALTIMORE, MARYLAND 21208
TELEPHONE (410) 653-9511

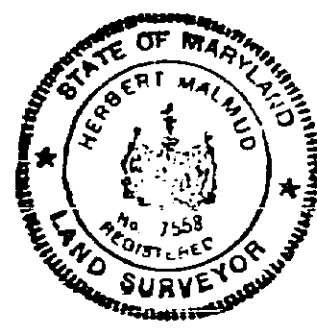
DESCRIPTION FOR ZONING PETITION
2307 HIDDEN GLEN DRIVE
BALTIMORE COUNTY, MARYLAND

Beginning for the same on the south side of Hidden Glen Drive, 50 feet wide at a point distant 688 feet easterly from the east side of Greenspring Avenue, 45 feet wide.

Being Lot # 4, on the "Plat of Assented Lot 4 Section 2 Green Valley North" as recorded in Baltimore County Plat Book 42, folio 2.

Containing 1.097 of acres, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE



Herbert Malmud
Registered Land Surveyor
Maryland No 7558
June 19, 1995

FILE: HiddenGlenZon DESC 27

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 96-49-A Date of Posting: 8/10/95
Posted for: Notice
Petitioner: Jerome & Sonya Goodman
Location of property: 2307 Hidden Glen Drive
Location of Signs: Along driveway on property, back yards
Remarks: None
Posted by: M. J. J. J. Date of return: 8/10/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 7-25-95 ACCOUNT: R-CCI-GISD
AMOUNT: \$185.00
RECEIVED FROM: SONYA GOODMAN
FOR: 2307 HIDDEN GLEN DRIVE
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #29
Petitioner: Jerome & Sonya Goodman
Location: 2307 HIDDEN GLEN DR
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Jerome & Sonya Goodman
ADDRESS: 2307 HIDDEN GLEN DR.
BALT MD 21117
PHONE NUMBER: Herb Malmud - 653-9511

AJ:ggg

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-49-A (Item 29)
2307 Hidden Glen Drive
3/5 Hidden Glen Drive, 688' E of Green Spring Avenue
8th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

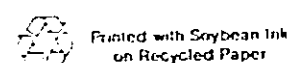
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Jerome and Sonya Goodman



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Jerome Goodman
2307 Hidden Glen Drive
Owings Mills, Maryland 21117

RE: Item No.: 29
Case No.: 96-49-A
Petitioner: J. Goodman, et ux

Dear Mr. and Mrs. Goodman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 9, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Aug. 28, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for August 28, 1995
Item 029

The Development Plans Review Division has reviewed the subject zoning item. Please show the location of the existing well and septic system on Lot 4. Will the proposed addition interfere with their location?

RWB:sw

Ok to
grant, addition
is existing,
not improved,
& does not
interfere
w/ well & septic
on adjacent lot
9/9/95

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/23/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

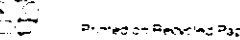
Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS 29, 55, 56, 57, 58, 60, 62, 63 & 64.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office. PHONE 887-4881, MS-1102F



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 17, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 29, 52, 55, 63, and 64.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kern

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 029 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#29 — JRA

1. Date on receipt is 7/25/95; date on petition is 8/9/95; posting date is 8/13/95; petitions on shelf for this week begin with #55. Where has this petition been??

#55 — JJS

1. Zoning on petition says "D.R.-5.5"; zoning on folder says "D.R.-3.5". Which is correct?

#60 — MJK

1. Receipt is still in file folder; was not given to petitioner/attorney.
2. No telephone number for legal owner.

#61 — MJK

1. Receipt is still in folder; was not given to petitioner/attorney.
2. Need title of person signing for legal owner.
3. No telephone number for legal owner.

